



Dunnock Court, 16 Elmworth Grove, West Dulwich, London, SE21 8RF

£375,000



Carnegie

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## Dunnock Court, 16 Elmworth Grove, West Dulwich, London, SE21 8RF

Nestled in the charming neighbourhood of West Dulwich, this delightful top-floor apartment in Elmworth Grove offers a perfect blend of comfort and convenience. Built in the 1950s, this well-maintained property spans an impressive 706 square feet and features two spacious double bedrooms, making it an ideal home for couples or small families. As you enter the apartment, through the spacious hallway, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits. One of the standout features of this property is the private balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the surrounding area.

The apartment also benefits from access to well maintained communal gardens, offering a tranquil escape right at your doorstep. The location is particularly advantageous, with the vibrant shops along Rosendale Road just a short stroll away, providing a variety of amenities for your everyday needs. Additionally, West Dulwich Station is conveniently close, ensuring easy access to central London and beyond. This property is not only a wonderful living space but also a fantastic opportunity to enjoy the best of West Dulwich living. With its combination of modern comforts and classic charm, this apartment is sure to appeal to those seeking a peaceful yet connected lifestyle in one of London's most desirable areas.

**Reception Room 16'4" x 10'9" (4.98 x 3.28)**

**Bedroom 1 12'11" x 8'9" (3.96 x 2.67)**

**Bedroom 2**

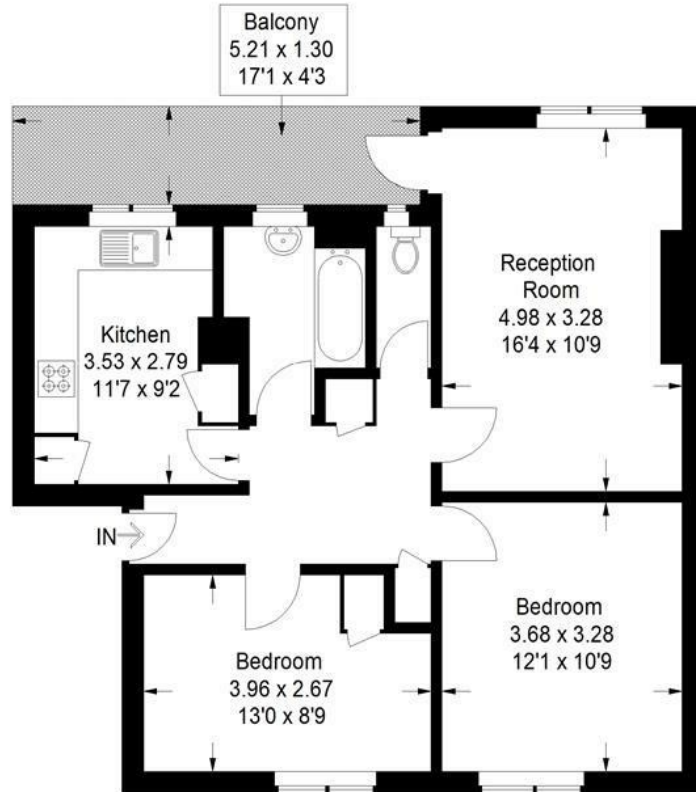
**Kitchen**



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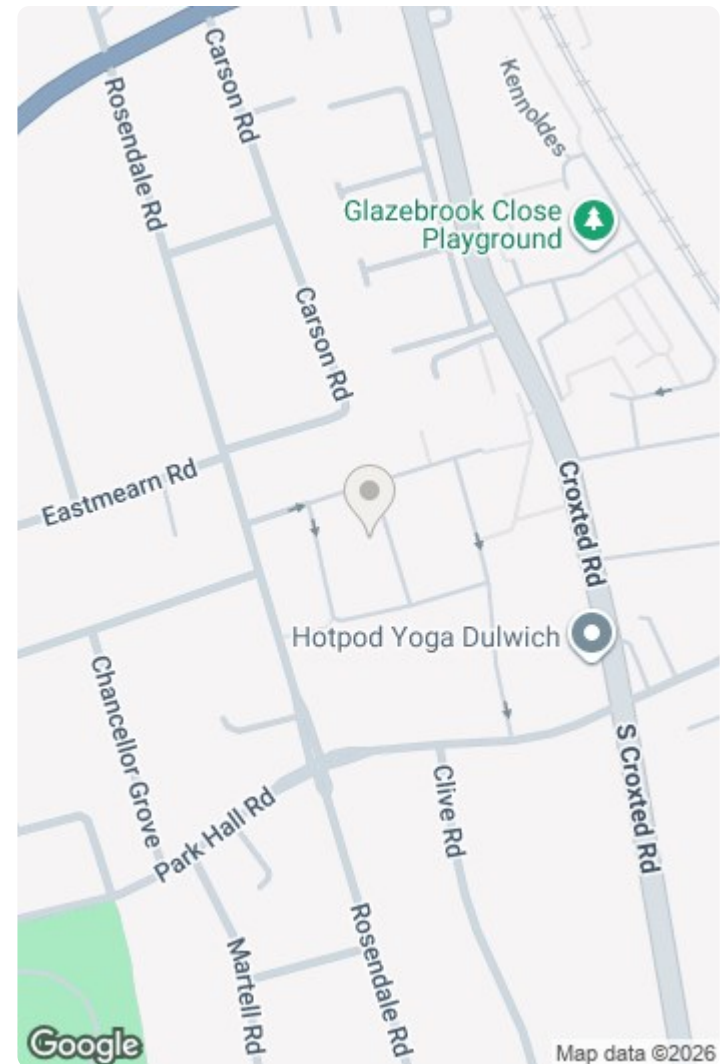
# Dunnock Court Elmworth Grove, SE21

Approximate Gross Internal Area  
65.6 sq m / 706 sq ft



## Third Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1303005)



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 61                      |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) A   |  |                         |           |
| (81-91) B   |  |                         |           |
| (69-80) C   |  |                         |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

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